



Planning Update

George M. Homewood, FAICP CFM

Norfolk City Council

March 8, 2022

City Council Item Preview

City Planning Commission

Zoning Text Amendment – Create Inn Use

- Establish “Inn” as a use and create performance and parking standards in the Zoning Ordinance
 - Accommodate the need for a use that is smaller in scale than a hotel but is slightly more intense than a Bed and Breakfast
 - Provide another potential for adaptive reuse
- Establish Performance standards
- Establish where use is allowed by right or by Conditional Use Permit

Definition

- A building or group of buildings at least 40 years old.
- Offers lodging units for no more than 30 days.
- Offers services to guests and/or the public which may include:
 - Pool
 - Fitness room
 - Spa
 - Dining room
 - Meeting room
 - Business center
 - Restaurant
- At least one meal per day must be offered to guests staying at the facility.
- Management on site when Inn is occupied.
- At least one bathroom must be provided for each guest bedrooms in the Inn.

	Bed and Breakfast	Inn	Hotel	Short Term Rental
Guest Rooms	4 to 7 Depends on zoning district	Maximum of 15 (CUP to modify)	Minimum of 10	Max 9 units
Type of Structure	Single-family home	N/A	N/A	Multi-Family or Single-Family
Age of Structure	Varies by zoning district	Must be at least 40 years old	N/A	N/A
On Site Management	Owner or manager reside on premises 24-hour/7 days a week	On-site management 24-hour/7 days a week (CUP to modify)	Staffed 24-hour/7 days a week	Management must be on-site within 30 min of a request for assistance
Amenities	For guest only	Available to guests or public: <ul style="list-style-type: none"> • Pool • Fitness room • Spa • Dining room • Business center • Meeting room • Restaurant • One meal a day 	Wide variety	N/A
Bathrooms	One bathroom per guest room	One bathroom per guest room (CUP to modify)	No zoning requirement	No zoning requirement
Expiration	None	None	None	2 years


Inn – Districts Permitted

Commercial Districts	
C-N (Neighborhood Commercial)	P
C-C (Community Commercial)	P
C-R (Regional Commercial)	P
O (Office)	P
BC-O (Business and Commercial Park – Office)	P
BC-I (Business and Commercial Park – Industrial)	P
Downtown Districts	
D-W (Downtown Waterfront)	P
D-BC (Downtown Business Center)	P
D-MU (Downtown-Mixed Use)	P
D-AD (Downtown-Arts and Design)	P
D-AD (Downtown-Arts and Design)	P
D-FN (Downtown- Fort Norfolk)	P
D-SP (Downtown-St Paul's)	P

Historic Districts	
HC-G1 (Ghent)	C
HC-G2 (Ghent)	C
HC-G3 (Ghent)	C
HC-WF1 (West Freemason)	C
HC-WF2 (West Freemason)	C
HC-EF (East Freemason)	C
Special Districts	
IN-C (Institutional-Campus)	P
A (Airport)	P
UV (University Village)	P
TOD-C (Transit Oriented Development-Core)	P
G1 (Granby/Monticello Corridor)	P
PD-MU East Beach (East Beach Planned Development Mixed-Use)	C

Recommendation

Staff recommends that a text amendment to add “Inn” as a use in the *Zoning Ordinance* be **approved**.

- Norfolk has a concentration of large historic and uniquely significant. structures located both in our neighborhoods and commercial areas.
 - Providing flexibility for their adaptive reuse is key to maintaining these structures.
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Zoning Text Amendment to Create Inn City Planning Commission Recommendation

- City Planning Commission, by a vote of 5-0, recommends **approval**
 - During the public outreach phase, staff met with the Ghent Neighborhood League, and they expressed concerns about parking and commercial uses encroaching into their neighborhood.
 - Although no one spoke in opposition to the proposed text amendment at the Planning Commission public hearing, letters of opposition were received by staff noting the issues above.

City Council Item Preview

The Monument Companies

Rezoning and Conditional Use Permit

Location

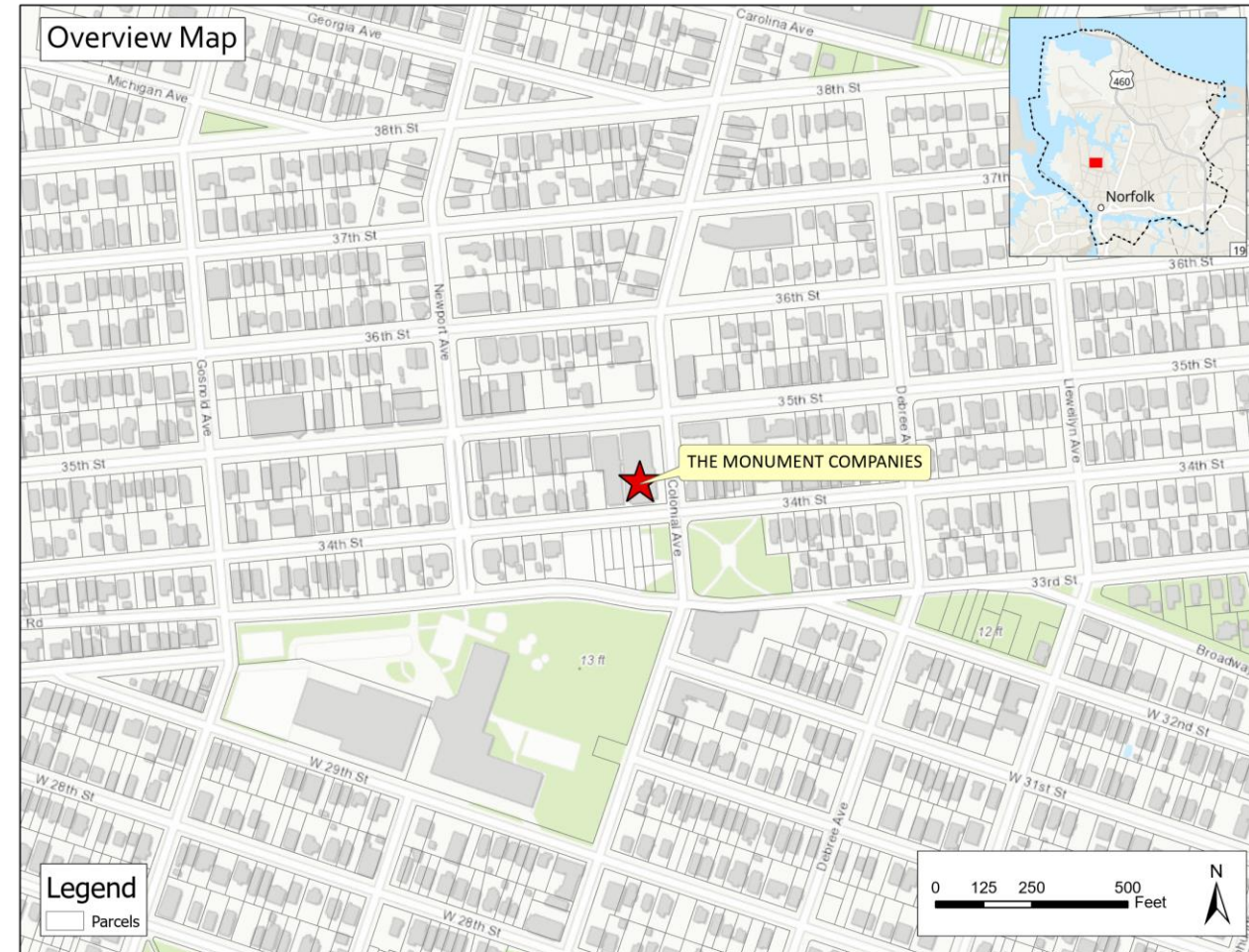
- 500-519 34th Street and 500-508 Lamberts Point Road
- West side of Colonial Avenue between 35th Street and Lamberts Point Road

Existing Conditions

- Former Park Place Methodist Church and gravel parking lot

Proposal

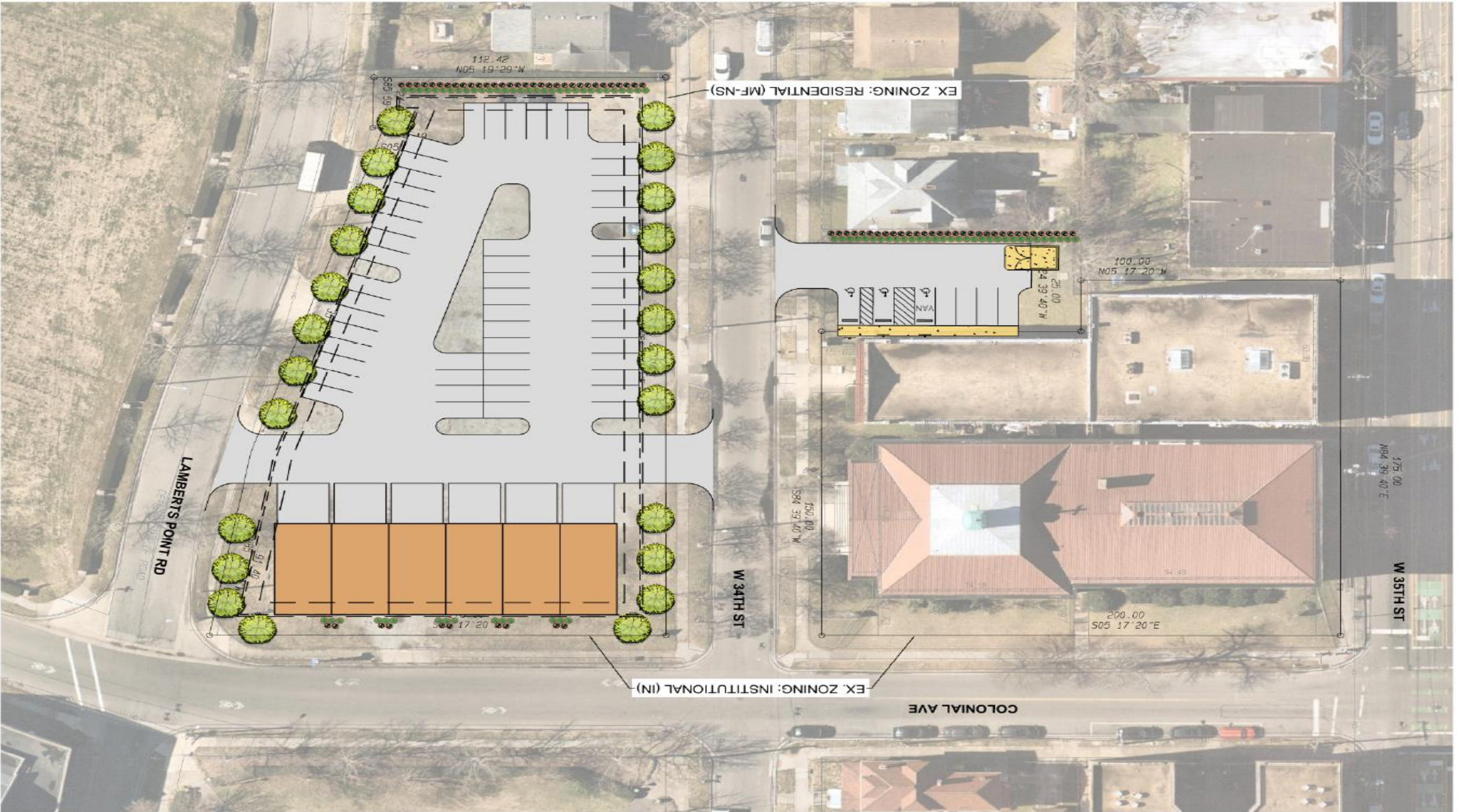
- Adaptive reuse of the existing church as 60 apartments and addition of 6 townhouses





Site





EX. ZONING: RESIDENTIAL (MF-NS)

EX. ZONING: INSTITUTIONAL (IN)

LAMBERTS POINT RD

W 34TH ST

COLONIAL AVE

W 35TH ST

Norfolk Historic Landmark

- The Park Place Methodist Church has two structures both of which are listed as Contributing structures.
- On January 24th the Architectural Review Board considered a request by the applicant to have the church listed as a Norfolk Historic Landmark.
 - The request was approved by an 8-0 vote.
 - This will require that any future modifications to the church, not the townhomes, be reviewed by the ARB.

City Council Item Preview

The Monument Companies

City Planning Commission Recommendation

- City Planning Commission, by a vote of 5-0, recommends **approval**
 - At the hearing, several of the tenants who currently use the Church for offices and service delivery space spoke in opposition to the requests.
 - Their concerns ranged from the use of a church for residential to the potential loss of space to provide services to the community.



Questions